

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
July 9, 2014**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 8:01 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Present
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Present	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

**PLEDGE OF ALLEGIANCE**

President Lorey led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the June 4, 2014 regular meeting were reviewed. Kevin Manley made a motion to approve the minutes as mailed. Cindy Recker seconded it. Motion carried 11-0.

**STATEMENT**

President Lorey read the following statement. "We are now ready to being the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**OLD BUSINESS**

**Petition of KAKB, LLC and The Buschkoetter Land Trust for primary approval of a proposed plat of Evans Brook Estates. A modification to the Subdivision Control Ordinance will be requested in regards to Section 17.04.050 (4) for request of a cul-de-sac street length of 815 feet and Section 17.04.080(1) for a request of a ten (10) foot minimum easement width along portions of the exterior boundary of the plat with said subdivision.**

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of KAKB and was joined by Ken Brosmer, member in KAKB to open discussion of primary approval for Evans Brook Estates. Mr. Eckerle began addressing some of the issues that the public expressed at the last Jasper Plan Commission meeting. Brad stated that in the May meeting the initial subdivision of Evans Brook was presented. The original layout included Evans' Lane and connected to Kluemper Road. Primary approval was granted, with the exception that drainage issues would need to be addressed further relative to the intersection of Evans Lane and Kluemper Road. As a result, in June, Evans Brook Estates was presented, no longer connecting to Kluemper, but being accessed from Sunshine Drive and Prince Street and ending with a cul-de-sac. This layout addressed the drainage issues. Mr. Eckerle notified the board that in every concept that exists, the one constant is the connection of Prince Street and Sunshine Drive. He stated that is going to happen with or without a cul-de-sac. Mr. Eckerle said they are able to provide a plan that includes drainage that meets the City Ordinance. Mr. Eckerle said he did not feel an access road to Kluemper was necessary.

Board member, Kevin Manley shared with the board that he had two major concerns. The first concern was the drainage issues. Mr. Manley acknowledged that drainage issues were not necessarily the problem of KAKB and that he believes this is something that needs to be taken care of before moving forward. His second concern was that the layout presented still did not have an access off Kluemper Road. Mr. Manley stressed that he felt that was highly important and board member Pat Lottes agreed with Mr. Manley, regarding the importance of Kluemper Road access.

Kevin Manley then asked City Engineer, Chad Hurm, what has been done to fix this drainage issue. Chad Hurm informed the board that the storm water pipes have already been made larger on Kluemper Road with the recent street improvement project. Mr. Eckerle said there is nothing that will completely fix this problem. Mr. Brosmer pointed out that a suggested retention pond on the Lechner property east of Kluemper Road might help.

Pat Lottes suggested the water issue needs to be put aside to discuss the ingress and egress coming through Deer Creek. Ken Brosmer said by changing the ingress and egress, he was hoping to avoid the water issue around Kluemper. Chad Hurm said the City could explore potentially putting subsurface storage in the right-of-way of Evans Lane to allow for connection to Kluemper Road. Hurm said typically it isn't allowed in the right-of-way but it would basically be extensions of large storm water pipes. He also said this particular situation has not been discussed with other departments but it could be explored. Mr. Brosmer had the board clarify they were asking him to make the access road to Kluemper, although that was not what he wanted to do.

President Paul Lorey opened the meeting for public comment. Deer Creek Park Subdivision residents Stan Werne, John Schneider, Tara Eckman, Sally Werne, John Jones, Dan Rumbach, Tom Bauer, and Brian Eckman spoke. All the residents agreed that they hoped the board would not vote on Evans Brook Estates at this time. They all felt things were a bit

confusing. Residents also asked the board to take safety into consideration, and how emergency vehicles would get to 'Evans Brook Estates' without an access road off Kluemper. All residents were also requesting that the board consider the same covenants as Deer Creek's; especially in comparison to the lot size, if there is a connection with Prince and Sunshine.

The board suggested KAKB, LLC revise their Evans Brook Estates plans by extending it to Kluemper Road. City Attorney Renee Kabrick said that at this time she doesn't feel comfortable with the board approving primary approval with these major modifications. The board advised KAKB to table the discussion.

KAKB requested to table discussion pending a special meeting.

**Petition of KAKB, LLC secondary approval of the proposed plat of Evans Brook, a subdivision of the City of Jasper, Dubois County, Indiana, and approval of all proposed necessary street and utility improvements associated with said subdivision. A modification to the proposed plat will be requested in regard to Section 17.04.080(1) of the Subdivision Control Ordinance.**

Tabled

## **NEW BUSINESS**

**Petition of Leonard and Nancy Marks for primary approval of a proposed plat of Lake View Subdivision.**

Brad Eckerle, of Brosmer Land Surveying and Engineering, was present on behalf of Leonard and Nancy Marks who are seeking primary approval of a proposed plat of Lake View Subdivision, 11.15 acres of Lot 23 of Kellams Third Addition with a residence addressed at 4271 W. Hillcrest Drive. Eckerle said the existing acreage is just over 11 acres and they are proposing two lots using the existing ingress and egress. One lot is 5.3 acres and the other lot is 5.7 acres. Plans are to build a home on the second lot. A sanitary sewer extension is the only utility update required.

Discussion followed. With no remonstrators, Kevin Manley made a motion to grant primary approval of a proposed plat of Lake View Subdivision. Pat seconded it. The motion carried 11-0.

**Petition of Kersteins Development, Inc., Todd Kersteins (President/Owner-Primary approval of a proposed plat of Autumn Creek II.**

Tabled

## **Zoning and Subdivision Control Ordinances Update**

Community Planning and Development Director Darla Blazey invited everyone to attend the next scheduled Steering Committee meeting which will be held on July 17<sup>th</sup> from 3pm-7pm at City Hall. The topic is “Updating the Zoning Map.”

## **ADJOURNMENT**

With no further discussion, Pat Lottes made a motion to adjourn the meeting, seconded by Bernita Berger. Motion carried 11-0, and the meeting was adjourned at 9:28 p.m.

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Paul Lorey, President

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Bernita Berger, Secretary

Recording Secretary, Kathy Pfister  
(and Intern Shelby Hettinger)